

IN RE: PETITION FOR VARIANCE
E/S Rosewick Avenue, 450 ft. N
of c/l Philadelphia Road
1312 Rosewick Avenue
14th Election District
7th Councilmanic District
Timothy Bialozynski, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-284-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for a Variance for the property located at 1312 Rosewick Avenue in the Rosedale section of Baltimore County. The Petition was filed by Timothy Bialozynski and Karen N. Bialozynski, his wife, property owners. Variance relief is requested from Sections 1B02.3.C and 304 of the Baltimore County Zoning Regulations (BCZR) to allow a dwelling on a lot with a width of 50 ft. in lieu of the minimum required 55 ft., to allow the use of an undersized lot for a dwelling and for any other variances that are deemed necessary by the Zoning Commissioner. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case was Vincent J. Moskunas from M & H Development Engineers, Inc., the preparers of the site plan. Mr. Moskunas represented the Petitioners/property owners at the hearing. Also appearing was Michael C. Knott, a nearby resident. There were no other interested persons present.

An examination of the site plan shows that the site is 50 ft. wide x approx. 158 ft. in depth, for a total area of approximately 7900 sq. ft. The lot is zoned D.R.5.5. The lot is owned by Timothy W. Bialozynski and Karen N. Bialozynski, who also own the adjacent lot. The adjacent lot is improved with a dwelling known as 1310 Rosewick Avenue. The subject property is unimproved.

Mr. and Mrs. Bialozynski propose subdividing their holdings to create two building lots. A proposed dwelling will be constructed on the subject property. That proposed dwelling will meet all front, rear and side yard setbacks as set out in the BCZR. However,

ORDERED: 3/15/99
Date: 3/15/99
By: M. H. Hock

variance relief is necessary in that the lot is of insufficient width and is undersized.

Mr. Moskunas also produced a copy of the original record plat for this community (Rosewood Gardens). The record plat was recorded in 1926. Originally, the community was laid out as a series of individual lots, each with a width of 50 ft. The site plan shows that many of the original lots have been developed and there are numerous single family dwellings in the community on 50 ft. lots. Obviously, this is an older community which was developed a number of years prior to the adoption of the BCZR in 1945.

Mr. Knott, a nearby resident, does not object to the development of the site but did express concerns over parking. He indicated that Rosewick Drive is very narrow and that most residents utilize off-street parking pads and driveways to accommodate their vehicles. He questioned whether a similar arrangement would be provided for this dwelling.

In this regard, the site plan shows that vehicular access to the rear of the site is provided by a 20 ft. gravel driveway known as Gransay Road. Apparently, this gravel driveway terminates at or near the rear property line for the subject property. Mr. Moskunas indicated that the Petitioners would be willing to extend the gravel driveway as is necessary so as to provide parking on the rear of the site. This appears an appropriate restriction to be added to the the grant of any relief in this case to prohibit parking congestion.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Variance. As noted above, relief shall be restricted so as to require a parking pad in the rear of the site. Also, the proposed dwelling shall be in accordance with the building elevation drawings reviewed and approved by the Office of Planning.

Pursuant to the advertisement, posting of the property and the public hearing on this Petition held, and for the reasons given above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of March 1999 that the Petition for a Zoning Variance from Sections 1B02.3.C and 304 of the Baltimore County Zoning Regulations (BCZR) to allow a dwelling on a lot with a width of 50 ft. in lieu of the minimum required 55 ft., to allow the use of an

ORDER RECEIVED FOR FILING
Date 3/16/99
By Mr. Goulet

undersized lot for a dwelling and for any other variances that are deemed necessary by the Zoning Commissioner, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall be required to provide off-street parking in the rear yard of the site with access thereto from the gravel driveway.
3. The dwelling shall be substantially similar to the building elevation drawings approved by the Office of Planning.

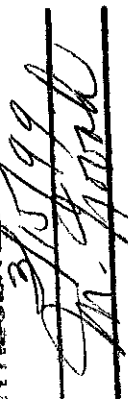


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING

Date

By

3/15/99




Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

March 15 1999

Mr. Vincent J. Moskunas
M & H Engineers, Inc.
200 E. Joppa Road, Room 101
Towson, Maryland 21286

RE: Petition for Variance
Case No. 99-284-A
Petitioners: Mr. and Mrs. Timothy W. Bialozynski
Property: 1312 Rosewick Avenue

Dear Mr. Moskunas:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
Encl.
Copy:
Mr. and Mrs. T.W. Bialozynski
1310 Rosewick Avenue
Baltimore, Maryland 21237





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #1312 Rosewick Avenue

which is presently zoned D.R. 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C, 304 To allow a

buildable lot with a width of 50 ft. in lieu of the minimum required 55 ft., to allow an undersize lot as determined by the Zoning Commissioner and any other variances as deemed necessary by the Zoning Commissioner.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. This is an established lot with the width of 50', there is no adjoining property to accommodate a 55' width.
2. Described in the deed as Lot 11 and Lot 10, separate entities.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 99-284-A

REV 9/15/98

Legal Owner(s):

Karen N. Bialozynski

Name - Type or Print

Signature

Timothy W. Bialozynski

Name - Type or Print

Signature

1310 Rosewick Avenue

Address

Baltimore, MD 21237

City

State

Zip Code

Representative to be Contacted:

Vincent J. Moskunus

M&H Development Engineers, Inc.

Name 200 E. Joppa Road, Room 101

(410) 828-

Address Towson, MD 21286

City

State

Zip Code

Telephone No.
9060

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.00 hr.

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

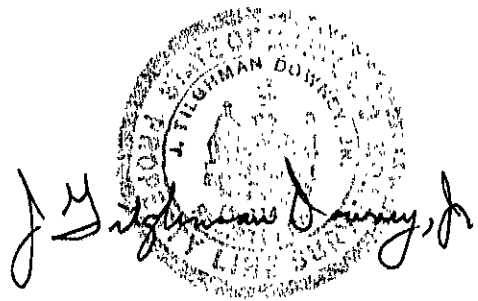
Date 1-26-99

M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21286

ZONING DESCRIPTION FOR #1312 ROSEWICK AVENUE

Beginning at a point on the east side of Rosewick Avenue which is 30' wide at the distance of 450' north of the centerline of Philadelphia Road which is 60' wide. Being Lot #11 in the subdivision of rosedale gardens as recorded in the Baltimore County Plat Book #9, Folio #8, containing 7900 square feet. Also known as #1312 Rosewick Avenue and located in the 14th. Election District, 7th. Councilmanic District.

284

J. Tilghman Downey, Jr.

44-284-A

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-294-A
1312 Rosewick Avenue
E/S Rosewick Avenue, 450' N
of centerline Philadelphia Road
14th Election District
7th Councilmanic District
Legal Owner(s): Karen N. &
Timothy W. Blalozynski

Variance: to allow a buildable lot with a width of 50 feet in lieu of the minimum required 55 feet; to allow an undersize lot as determined by the zoning commissioner; and any other variances deemed necessary by the zoning commissioner.

Hearing: Tuesday, March 9, 1999 at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

2/26/1 Feb. 18 C291460

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/18/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/18/, 1999.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYL
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

284
Item No. 062360

DATE 1-26-99 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED
FROM: Carpenters Union (Bialezynski)
Residential Variance Filing Fee &
FOR: (Undersize Lot Procedure)
@ 1312 Rosewick Ave.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTION TIME
1/26/1999 1/26/1999 09:22:17
REF 4502 CASHIER JRIC JHN DAWSON
5 MISCELLANEOUS CASH RECEIPT
Receipt # 078083
CP NO. 062360

50.00 CASH
Baltimore County, Maryland

99-284-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 99-284-A

PETITIONER/DEVELOPER:
(Timothy W. Bialozynski)
DATE OF Hearing
(Mar 9, 1999)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
1312 Rosewick Ave. Baltimore, Maryland 21237 _____

The sign(s) were posted on _____ 2-17-99 _____
(Month, Day, Year)

Sincerely,

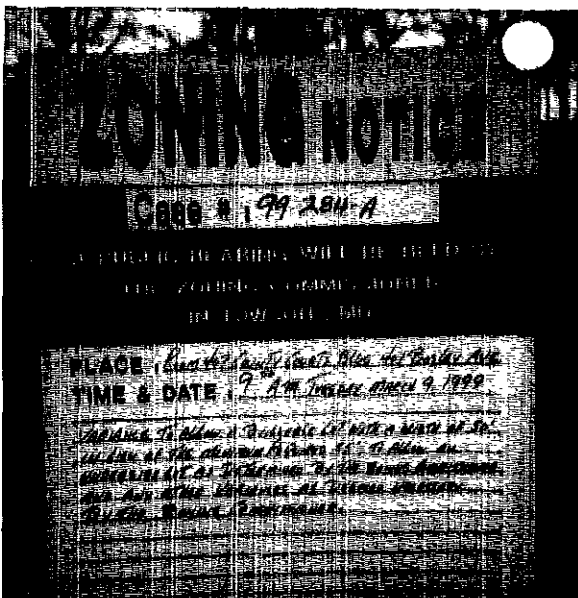

[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
(Telephone Number)



RE: PETITION FOR VARIANCE
1312 Rosewick Avenue, E/S Rosewick Ave,
450' N of c/I Philadelphia Rd, 14th Election District,
7th Councilmanic

Legal Owners: Timothy & Karen Bialozynski

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-284-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of February, 1999, a copy of the foregoing Entry of Appearance was mailed to Vincent J. Moskunus, M & H Development Eng., Inc., 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 4, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-284-A
1312 Rosewick Avenue
E/S Rosewick Avenue, 450' N of centerline Philadelphia Road
14th Election District – 7th Councilmanic District
Legal Owner: Karen N. & Timothy W. Bialozynski

Variance to allow a buildable lot with a width of 50 feet in lieu of the minimum required 55 feet; to allow an undersize lot as determined by the zoning commissioner; and any other variances as deemed necessary by the zoning commissioner.

HEARING: Tuesday, March 9, 1999 at 9:00 a.m. in Room 407, County Courts
Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablen".

Arnold Jablen
Director

c: Karen & Timothy Bialozynski
M&H Development Engineers, Inc.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FEBRUARY 18, 1999.**
(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
(3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

Come visit the County's Website at www.co.ba.md.us



TO: PATUXENT PUBLISHING COMPANY
February 18, 1999 Issue – Jeffersonian

Please forward billing to:

Timothy W. Bialozynski
1310 Rosewick Avenue
Baltimore, MD 21237

410-664-3010

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-284-A

1312 Rosewick Avenue

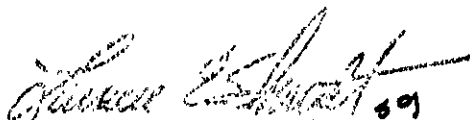
E/S Rosewick Avenue, 450' N of centerline Philadelphia Road

14th Election District – 7th Councilmanic District

Legal Owner: Karen N. & Timothy W. Bialozynski

Variance to allow a buildable lot with a width of 50 feet in lieu of the minimum required 55 feet; to allow an undersize lot as determined by the zoning commissioner; and any other variances as deemed necessary by the zoning commissioner.

HEARING: Tuesday, March 9, 1999 at 9:00 a.m. in Room 407, County Courts
Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-284-A
Petitioner: Timothy W. Bialozynski
Address or Location: 1312 Rosewick Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Timothy W. Bialozynski
Address: 1310 Rosewick Ave.
Balto, Md, 21237
Telephone Number: (410) 664-3010

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-284-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A Variance to allow a buildable lot with a width of
50 ft. in lieu of the minimum required 55 ft. to approve
an undersize lot as determined by the Zoning Commissioner
and any other Variances as deemed necessary by the
Zoning Commissioner.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 5, 1999

Mr. Vincent J. Moskunas
M & H Development Engineers, Inc.
200 E. Joppa Road
Room 101
Towson, MD 21286

RE: Case No.: 99-284-A
Petitioner: Timothy Bialozynski, et ux
Location: 1312 Rosewick Avenue


Dear Mr. Moskunas:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on January 26, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Come visit the County's Website at www.co.ba.md.us

Enclosures



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: 2/22/99

FROM: R. Bruce Seeley, Project Manager *RB Seeley*
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date:

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

additional

Item #'s: 284

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: February 17, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for February 16, 1999
 Item No. 284

The Bureau of Developer's Plans Review has reviewed the subject zoning item. Rosewick Avenue is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

RWB:HJO:jrb

cc: File

ZONE0216.284

hs
3/9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: February 8, 1999

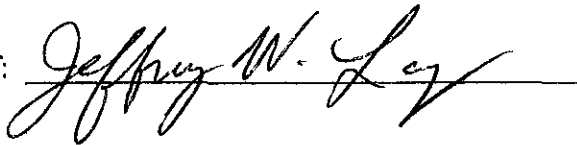
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

ITEM NO: 284

The Office of Planning provided comments to PDM regarding an undersized lot request on February 5, 1999 (see attached). Provided the stated conditions of the staff's approval of the undersized are met, the Office of Planning supports the applicant's request.

Section Chief:



AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 2 . 5 . 9 9

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 284 JJS

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

Varmed #99-284-7

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

8 _____
Permit Number

FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ Carpentry Unlimited c/o Mark Fuchslager 2118 Riverview Road (410)574-0008
Print Name of Applicant Address Telephone Number

☐ Lot Address #1312 Rosewick Avenue Election District 14 Council District 7 Square Feet 7900

Lot Location: N E S W / side / corner of Rosewick Avenue 450 feet from N E S W corner of Philadelphia Road
(street) (street)

Land Owner Karen Nadolny Tax Account Number 1407016151

Address #1310 Rosewick Avenue Telephone Number _____
Baltimore, MD 21237

<input type="checkbox"/>	CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation	PROVIDED?	
		YES	NO
	1. This Recommendation Form (3 copies)	<u>X</u>	_____
	2. Permit Application	_____	<u>X</u>
	3. Site Plan		
	Property (3 copies)	<u>X</u>	_____
	Topo Map (available in Rm 206 C.O.S.) (2 copies) (please label site clearly)	<u>X</u>	_____
	4. Building Elevation Drawings	<u>X</u>	_____
	5. Photographs (please label all photos clearly)		
	Adjoining Buildings	<u>X</u>	_____
	Surrounding Neighborhood	<u>X</u>	_____

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by _____
ZADM

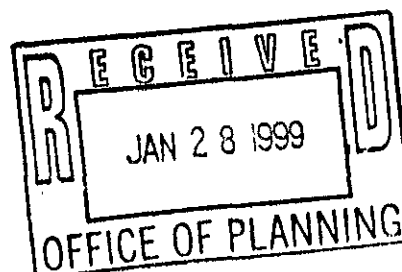
Date _____

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications of the permit to conform with the following recommendations:

The large tree in the front yard should be preserved if possible.



Signed by: _____

for the Director,

Office of Planning & Community Conservation

Date: 2/5/99

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by Tohn Sullivan on 1-26-99
Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE 2-4-99 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 2-19-99 C (B-3 Work Days)

TENTATIVE DECISION DATE 2-25-99 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: #1312 Rosewick Avenue

450' from North side of Philadelphia Road

Posted by: _____
Signature

Date of Posting: _____

Number of Signs: _____

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

Variance # 99-284-A

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

FROM: Arnold Jablon, Director, Department of Permits & Development Management

B. _____
Permit Number

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ Carpentry Unlimited c/o Mark Fuchslager 2118 Riverview Road (410)574-0008
Print Name of Applicant Address Telephone Number

☐ Lot Address #1312 Rosewick Avenue Election District 14 Council District 7 Square Feet 7900

Lot Location: NE S W / side / corner of Rosewick Avenue 450 feet from NE S W corner of Philadelphia Road
(street) (street)

Land Owner Karen Nadolny Tax Account Number 1407016151

Address #1310 Rosewick Avenue Telephone Number
Baltimore, MD 21237

☐ **CHECKLIST OF MATERIALS:** to be submitted for design review by the Office of Planning & Community Conservation

PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<u>X</u>	___
2. Permit Application	___	<u>X</u>
3. Site Plan		
Property (3 copies)	<u>X</u>	___
Topo Map (available in Rm 306 C.O.B.) (2 copies) (please label site clearly)	<u>X</u>	___
4. Building Elevation Drawings	<u>X</u>	___
5. Photographs (please label all photos clearly)		
Adjoining Buildings	<u>X</u>	___
Surrounding Neighborhood	<u>X</u>	___

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by ZADM

Date _____

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

99-284-A

Signed by: _____
for the Director, Office of Planning & Community Conservation

Date: _____

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

M&H. DEVI KING INC.
VINCENT MOSKUNAS

200 E Joppa Rd 21286



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

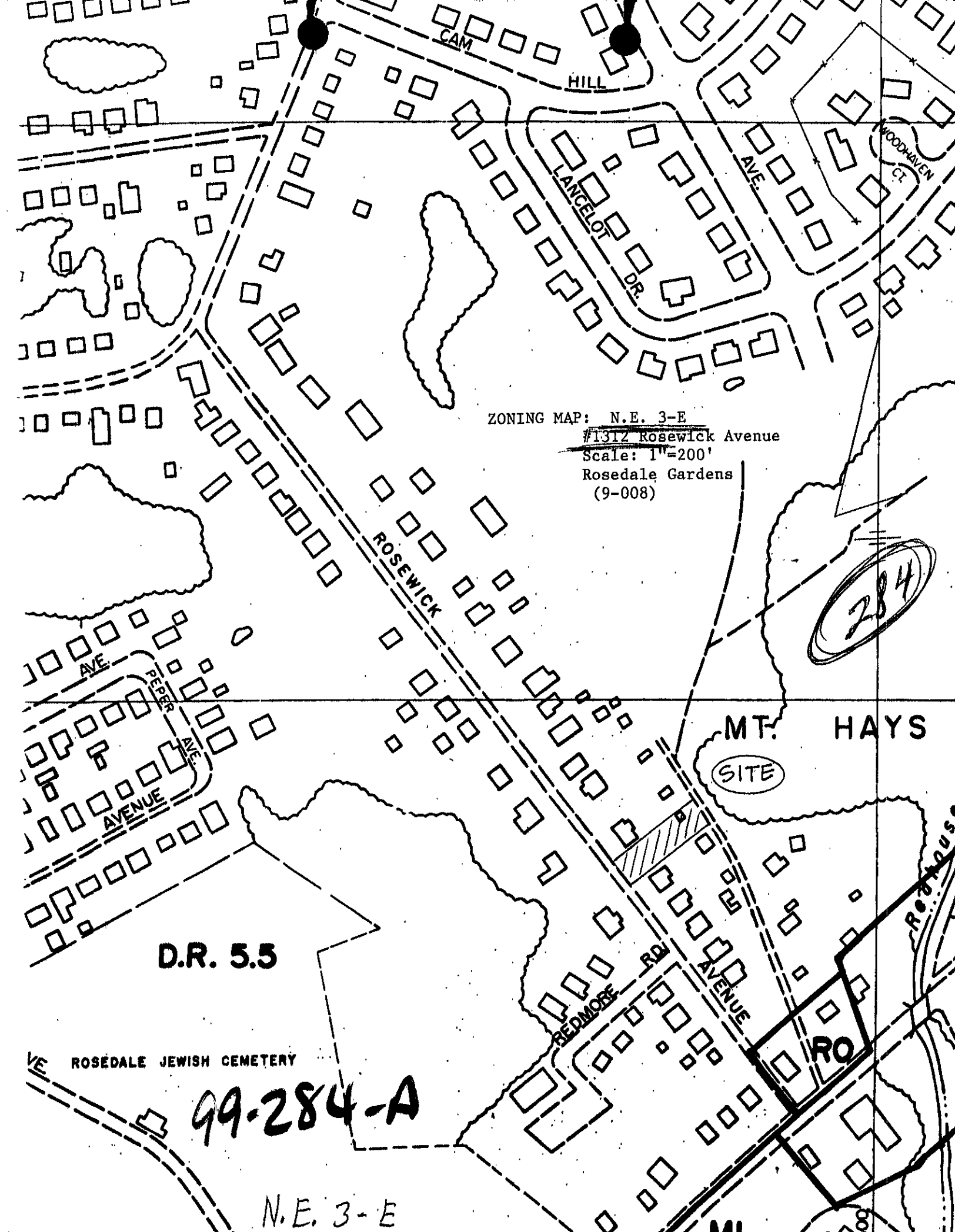
ADDRESS

MICHAEL C. KNOTT

1415 ROSEWICK AVE 21237

End of
Session





ZONING MAP: N.E. 3-E
#1312 Rosewick Avenue
Scale: 1"=200'
Rosedale Gardens
(9-008)

284

MT. HAYS
SITE

D.R. 5.5

ROSEDALE JEWISH CEMETERY

99-284-A

N.E. 3-E

PHILADELPHIA

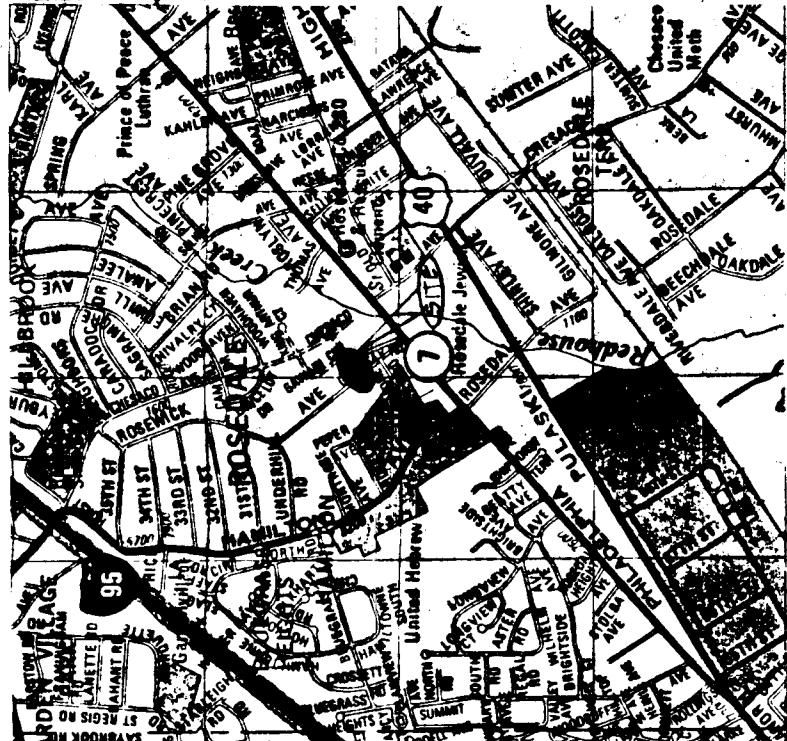
ROSEWICK

63	144.5	150
64	150	155
40	155	160
41	160	165
42	165	170
43	170	175
44	175	180
45	180	185

39 38

37

9	185	190
10	190	195
11	195	200
12	200	205



VICINITY MAP. SCALE: 1"=2000'

LOCATION INFORMATION

1. EX. ZONE: D.P. 5.5
2. 200' SCALE MAP: N.E. 3-E
3. LOT SIZE: 7400 S.F.
4. PUBLIC WATER & SEWER
5. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
6. PRIOR ZONING HEARING(S): NONE
7. FLOOD HAZARD MAP COMMUNITY PANEL NO. 240010 0410 B
8. DISTURBED AREA: UNDER 5000 S.F.
9. PICTURE NO. & DIRECTION

12 No 1
284

PLAT TO ACCOMPANY AN UNDERSIZED
LOT APPLICATION AND VARIANCE
#1312 ROSENICK AVENUE

LOT 11
SECTION B
"ROSEDALE GARDENS"

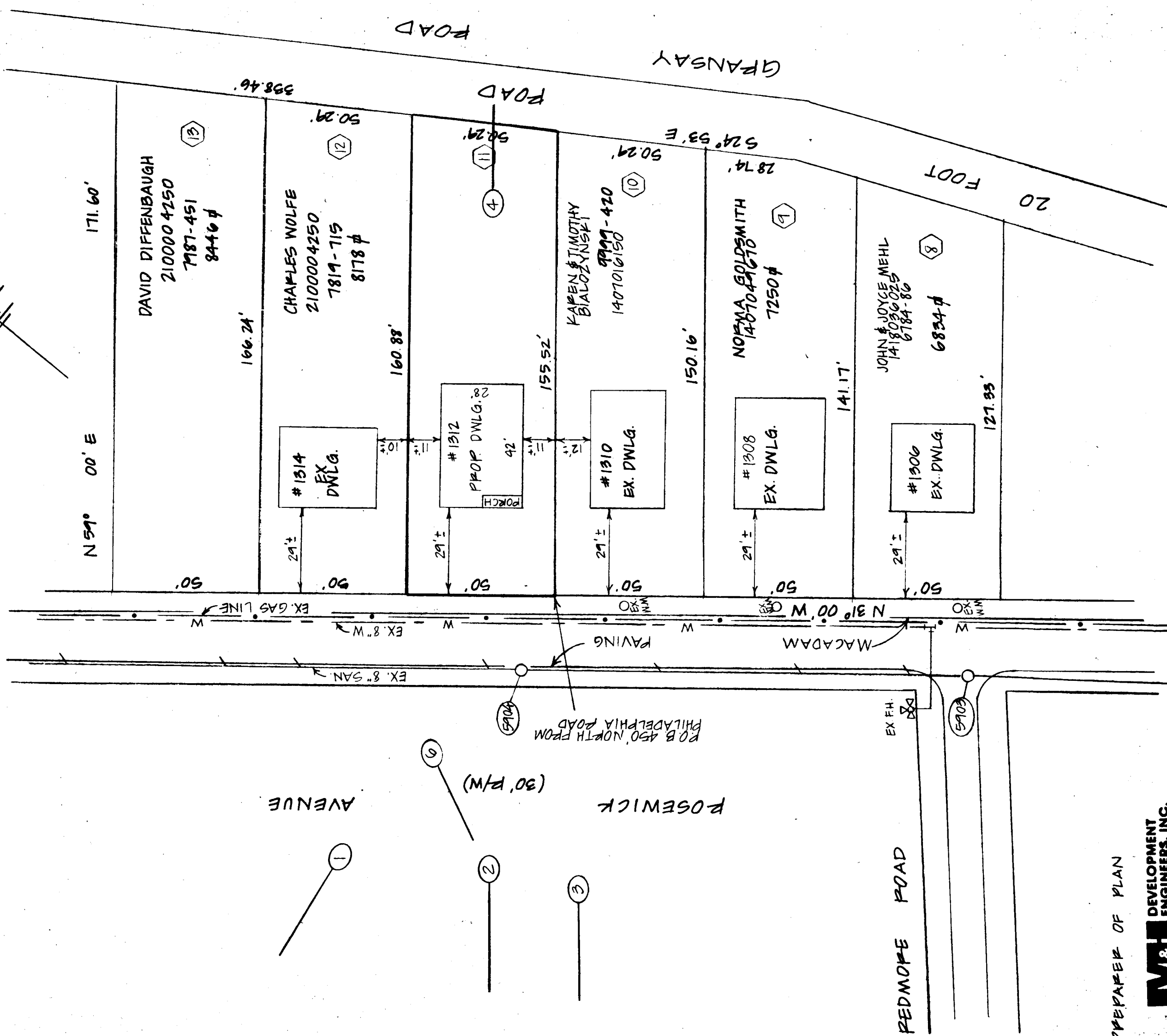
9-008
ELECTION DISTRICT NO. 14
COUNCILMANIC DISTRICT NO. 7
BALTIMORE CO, MD
SCALE: 1"=30'
JANUARY 15, 1999

OWNER: KAREN & TIMOTHY BIALOZYNSKI
1310 ROSENICK AVENUE
BALTIMORE, MD 21237

DEED REF. 11322-027
TAX ACCT. NO. 1407016151
TAX MAP 81 GRID 22 PARCEL 547

99-8155

99-284-A



PREPARED BY PLAN

M&H DEVELOPMENT
ENGINEERS, INC.

200 East Joppa Road
Room 104, Shell Building
Towson, Maryland
21204-9008

PHILADELPHIA ROAD